

Julie Sullivan  
24 Victoria Cir  
Walpole, MA 02081  
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Dear Walpole ZBA,

In follow up to the new plan that was presented for the Dupee St 40B project on 12/2/20, I have a few comments and concerns to share with the board:

The applicant has highlighted the fact that he has met with the abutters on Victoria Cir to address our concerns. I agree that while the new plan is a significant improvement from the original, I do not feel that our largest concern has been adequately addressed: Screening & Privacy

Our request: We requested a fence and 2 rows of staggered trees planted 6 feet apart and 8 feet high.

The reason we would like adequate screening is to:

- 1) provide privacy since we are losing all of our trees in the back of our properties.
- 2) protect us from the noise, dust, and pollution created from the construction.
- 3) block the unsightly view of construction site, which has no defined timeline. (While the housing market may be good now. There's no guarantee that will continue into the coming years. He could build a couple units. If they don't sell, we could be potentially looking at the temporary stockpile/open construction site for years).

Based on the existing proposal presented on 12/2/20, we do not feel that Mr Petrozzi has adequately addressed these concerns with the proposed privacy plan. He has proposed 1 row of 4-5ft arborvitae planted 6-8 feet apart. They are not staggered.

4-5 ft arborvitae are tiny trees. It will take at least 4-5 years for the trees to grow and mature for us to have any real privacy. The proposed homes are 2.5 stories, with the decks .5 levels up. The decks will actually be taller than the trees during the initial years and the residents will be looking right into our first floor. We recently planted 4-5 ft trees, 3 feet apart on the side of our house(see picture). As you can see, these provide NO privacy currently, and they are 3 feet apart vs the proposed 6 feet apart. (For context, my daughter in the photo is 26 inches tall)



Obviously Mr Petrozzi does not want to put in taller trees because they are more expensive. He has also stated that he does not like fences due to the maintenance so would prefer not to put one up. If we are going to compromise on some of our requests (staggered trees, fence), the least he could do is to give us more mature trees.

